

**Kilmorrin, 2a Victoria Street,**

Fraserburgh, AB43 9PJ

Fixed Price

**£239,500**

 **4**
 **3**
 **2**

 **195 m<sup>2</sup>**
 **EPC C**
 **Council Tax Band E**



**Contact Solicitor**

Stewart & Watson  
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**Features**



Garage



Garden

**Description**

4 Bedroomed / 3 Public roomed detached property

Dining kitchen and dining room

Lounge and sitting room

Bathroom and WC

4 Bedrooms (1 with en-suite)

Garages with driveway and gardens

TYPE OF PROPERTY

Situated within walking distance of the centre of town, we offer for sale this individually designed 4-5 bedroomed detached house with ample living space making it ideal for the growing family. Viewing is highly recommended to appreciate how light and spacious this property is.

Upon entering via a wide vestibule, you are welcomed into a bright and airy hallway where there is also a convenient wc.

The kitchen was recently fitted in 2016 with cream high gloss wall and base units with contrasting light wood effect worktops into which is incorporated a stainless steel whb. There is a gas hob with extractor fan above and grey glazed splashback. A double oven is fitted at eye level. There is an integrated dishwasher and space for a dining set. Two windows to rear.

The utility room is good sized and has a stainless steel sink with further storage units below and space for a washing machine and tumble dryer. There is also space for a standing fridge freezer and this room houses the central heating boiler.

The dining room looks out to the rear garden and is conveniently positioned next to the kitchen whilst the sitting room is situated to the front overlooking the front garden. The sitting room could also be used as a fifth bedroom

The main lounge is a great place to gather the whole family and has a window to the front and French patio doors leading to the rear garden. There is a Fyfestone fireplace and media unit.

Most of the bedrooms have generous sized built in wardrobes and the master bedroom benefits from an en-suite shower room, fitted wardrobes that extend to the length of the room and there is enough space for a seating area under the window.

The main bathroom also fitted in 2016 with a three piece white suite comprising P-shape bath with shower above, winged whb over vanity storage unit with mirror and toilet. There is a chrome towel warmer.

In addition, there is a linen cupboard upstairs and a substantial under stairs storage area. The loft is partially floored with power and light.

This property has been designed well with ample plug sockets and light switches conveniently placed. The property is well insulated and is served by gas central heating and double glazing.

## ACCOMMODATION

Entrance Hallway

**Kitchen 12'5 x 12'2** (3.80m x 3.73m)

**Utility Room 12'5 x 6'10** (3.80m x 2.08m)

**Dining Room 12'5 x 11'9** (3.80m x 3.60m)

**Lounge 23'7 x 15'4** (7.19m x 4.68m)

**Sitting Room 13'5 x 14'9** (4.51m x 4.09m)

WC

**Master Bedroom 15'8 x 13'0** (4.79m x 3.97m)

**En-suite 8'8 x 5'3** (2.65m x 1.62m)

**Bedroom 2 13'5 x 11'5** (4.10m x 3.49m)

**Bedroom 3 12'10 x 10'8** (3.91m x 3.25m)

**Bedroom 4 9'5 x 9'2** (2.89m x 2.80m)

**Bathroom 9'1 x 6'9** (2.79m x 2.06m)

## OUTSIDE

To the front of the property there is a tarmac driveway offering off street parking for approximately 5 vehicles leading up to a single garage with power and line. A second garage is accessed by the side public lane. There is a front garden with surrounding mature shrubs and flowers which are protected from the street by a tall stone wall. The enclosed rear garden is laid mainly in lawn with a hard standing pathway and there are mature shrubs and bushes.

## ITEMS INCLUDED

All floor coverings, blinds and light fittings are to be included in the sale.

Council Tax

Band E

EPC Banding

EPC = C

Entry

By arrangement

Viewing

Contact our Fraserburgh office on (01346) 514443

Email

[Fraserburgh.property@stewartwatson.co.uk](mailto:Fraserburgh.property@stewartwatson.co.uk)

Offers

All offers should be submitted in writing to our Fraserburgh office

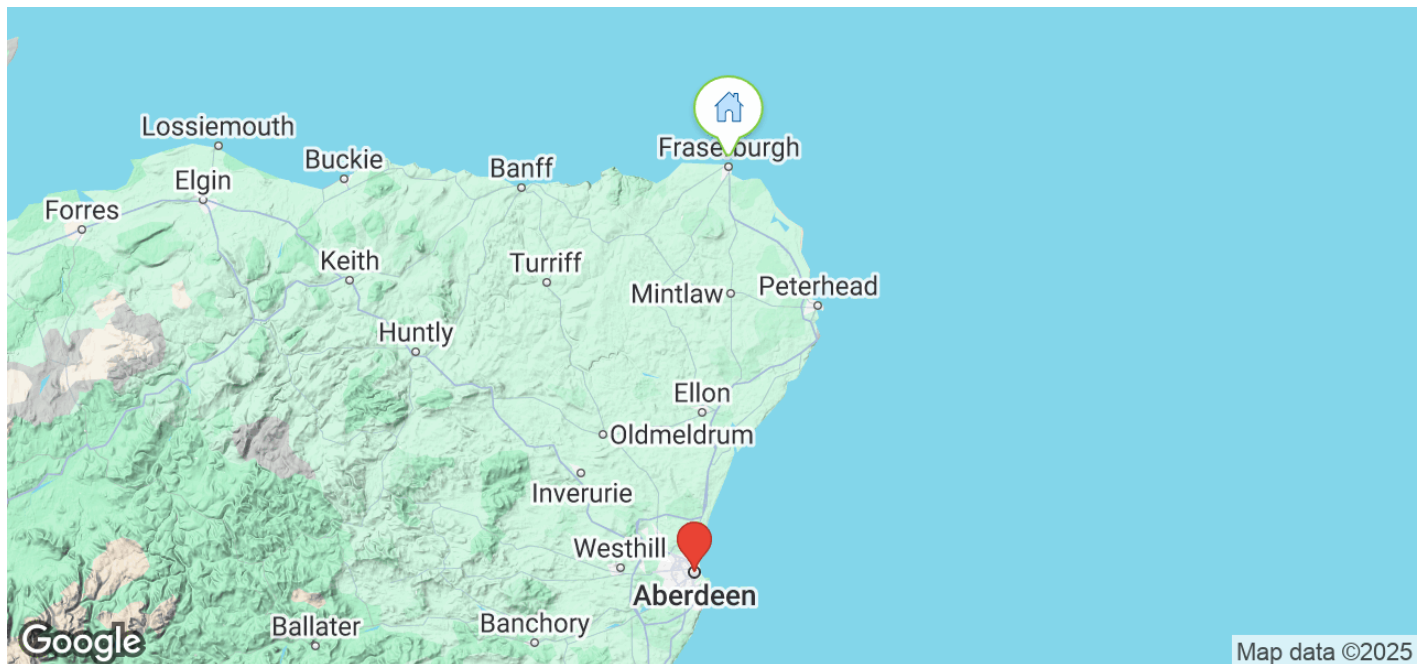
## LOCATION

Victoria Street is situated a short walk from the town centre, nearby churches, schools and nursery's and the local library making it an ideal property for a family.

The town itself provides a selection of shops, business and leisure facilities including bowling/leisure centre, tennis courts, swimming pool and sandy beach.

St Fergus, Peterhead and Aberdeen are all within commuting distance.

Reference NH/VA



### View this property here

<https://www.aspc.co.uk/search/property/357376/Kilmorrin--2a-Victoria-Street/Fraserburgh/>

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